

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 2439 EAST STATE HIGHWAY 71 WESTBOUND**
3 **AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY**
4 **RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL**
5 **SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-single family residence standard lot (SF-2) district to
11 general commercial services-conditional overlay (CS-CO) combining district on the
12 property (the "Property") described in Zoning Case No. C14-2013-0114, on file at the
13 Planning and Development Review Department, as follows:
14

15 Lot 2-A, Resubdivision of the Reed Addition Subdivision, a subdivision in the City
16 of Austin, Travis County, Texas, according to the map or plat of record in Plat
17 Book 21, Page 36 of the Plat Records of Travis County, Texas, SAVE AND
18 EXCEPT a 0.05 acre tract of land, more or less out of and a part of Lot 2-A of the
19 resubdivision of the Reed addition, the tract of land being more particularly
20 described by metes and bounds in Exhibit "A" and incorporated into this
21 ordinance.
22

23 locally known as 2439 East State Highway 71 Westbound in the City of Austin, Travis
24 County, Texas, and generally identified in the map attached as Exhibit "B".
25

26 **PART 2.** The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:
28

- 29 A. A site plan or building permit for the Property may not be approved, released,
30 or issued, if the completed development or uses of the Property, considered
31 cumulatively with all existing or previously authorized development and uses,
32 generate traffic that exceeds 2,000 trips per day.
33
34 B. Adult-oriented business use is a prohibited use of the Property.
35

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general commercial services
3 (CS) base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2013.
6

7
8 **PASSED AND APPROVED**
9

10 _____ §
11 _____ §
12 _____, 2013 § _____
13 **Lee Leffingwell**
14 **Mayor**
15

16
17 **APPROVED:** _____ **ATTEST:** _____
18 **Karen M. Kennard** **Jannette S. Goodall**
19 **City Attorney** **City Clerk**

EXHIBIT " A "

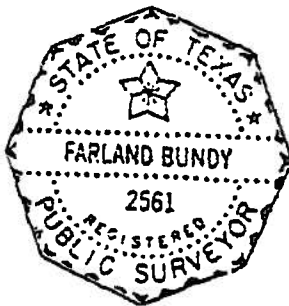
County: Travis
Highway: US 290/SH 71
Limits: From Woodward Street to FM 973
CSJ: 011313086
Account: 8014-1-75

FIELD NOTES FOR PARCEL NO. 80

Being 0.055 of one acre of land, more or less, out of and a part of that certain Lot 2-A of the resubdivision of the Reed Addition, according to the map or plat thereof recorded in Book 21, Page 36, Plat Records of Travis County, Texas, said Lot 2-A being the same land described in a deed from Lawrence P. Schaubhut and wife, Joyce Schaubhut to Charles C. Spradling, dated October 21, 1985 recorded in Volume 9422, Page 973, Real Property Records of Travis County, Texas, said 0.055 of one acre of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the proposed northerly right of way line of SH 71 with the westerly boundary line of said Lot 2-A, said point being South 29 degrees 06 minutes 54 seconds West, a distance of 109.16 feet from the northwesterly corner of said Lot 2-A;

- (1) THENCE South 58 degrees 02 minutes 23 seconds East, along said proposed northerly right of way line, a distance of 60.07 feet to a point on the easterly boundary line of said Lot 2-A;
- (2) THENCE South 29 degrees 06 minutes 54 seconds West, along said easterly boundary line, a distance of 38.33 feet to a point on the existing northerly right of way line of SH 71;
- (3) THENCE North 60 degrees 57 minutes 06 seconds West, along said existing northerly right of way line, a distance of 60.00 feet to a point, said point being the southwesterly corner of said Lot 2-A and being 134.07 feet left of SH 71 Engineer's Centerline Station 1072+36.32;
- (4) THENCE North 29 degrees 06 minutes 54 seconds East, along said westerly boundary line, a distance of 41.38 feet to the POINT OF BEGINNING and containing 0.055 of one acre of land, more or less.

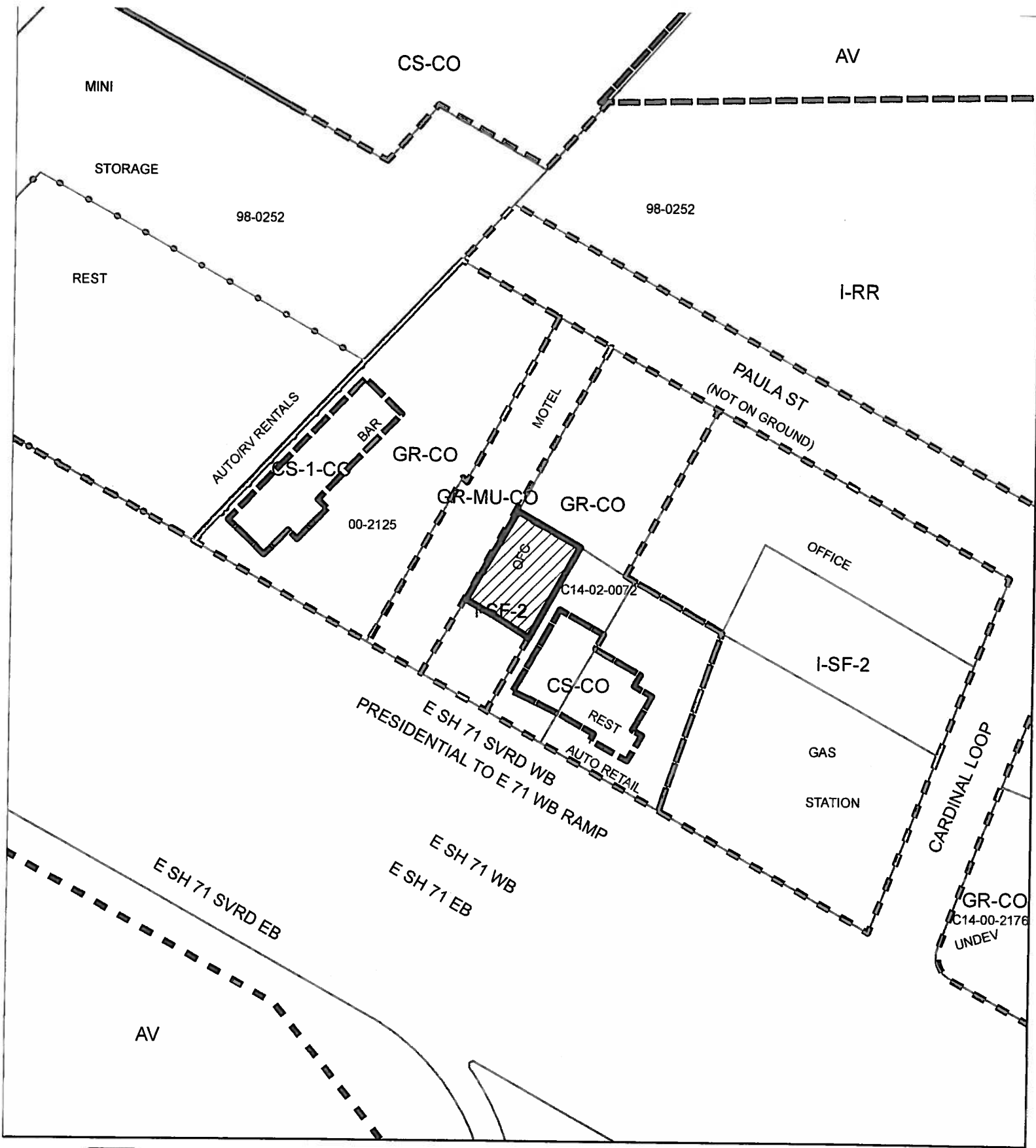





Lockwood, Andrews & Newnam, Inc.

Farland Bundy 10/5/89
Farland Bundy, RPS 2561 Date
Revised 9-22-89

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11248 1464



- ZONING**
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

ZONING CASE#: C14-2013-0114

1" = 100'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.

Exhibit B

